

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 28, 2016
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES:

Approval of the December 17, 2015 special meeting minutes.

3. REQUEST 15-HDC-15 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Discussion of plans for the demolition and reconstruction of the pool and convention center located at the property mentioned. (Downtown Neighborhood Historic District).

4. OTHER BUSSINESS

5. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY, DECEMBER 17, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Mansuy, Crane and Vice-Chairperson Tobin.
ABSENT: Commissioner Carol and Chairperson Callahan.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES:

Approval of the October 29, 2015 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the October 19, 2015 special meeting minutes as presented. Upon vote the motion carried 5-0.

3. REQUEST 15-HDC-15 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition and reconstruction of the pool and convention center located at the property mentioned. (Downtown Neighborhood Historic District).

David Weston explained e-mails hr received from the State Historic Preservation Office.

Ken Richmond presented drawings and answered questions from the Commission.

Tom Mahair, 612 Fifth Street, Traverse City, Michigan addressed the Commission.

Motion by Commissioner Mansuy, seconded by Commissioner Crane to table the request for the demolition and reconstruction of the pool and convention center (dome) to a future meeting pending on receiving more information on the historical significance of the (dome) and more information as to why the dome is deemed obsolete and needs to be demolished. Upon vote the motion carried 5-0.

4. OTHER BUSSINESS

None

5. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____

DRAFT



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: _____

Property Address: _____

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: _____

Address: _____

Description of Plans: _____

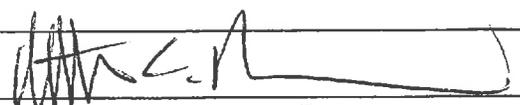
All Attached

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: _____ Phone: _____ Fax: _____

Address: _____

Signature of Owner: _____

Signature of Applicant (if different) *(X)* 

Relationship of Applicant to Owner: *Agent*

**Traverse City Historic Districts Commission
Application For
HISTORICAL PRESERVATION PERMIT**

Date of Application: 12/10/2015

Property Address: Park Place Hotel 300 East State Street, Traverse City, MI 49684

Local Historic District: Downtown HDC

Existing Zoning Classification: C4C less than 30 feet tall, a small part of a taller building therefore allowed

Architectural Design Firm: Perspective

Address: 196 E 6th Street, Suite 100, Sioux Falls, SD 57104

Description of Plans:

1. Convention Center:
 - a. Including conference area and bathrooms, 1-story, 10,800 square feet gross, replacing existing dome.
2. Pool:
 - a. Indoor pool, toilets and fitness room, 4700 square feet, replacing existing

Owner Name: Park Place Hotel

Phone: 231.946.5000

Fax: 231.946.2772

Address: 300 East State Street, Traverse City, MI 49684

Relationship of Applicant to Owner: Agent is Ken Richmond, Architect 231.946.0400

HDC Submission Requirements:

1. Park Place Convention Center and Pool Plans and Elevations and Building Site
2. Photos of existing – convention center and pool
3. Materials: see elevations
4. See description in application
5. Economic feasibility of new construction
6. Site Plan: Park Place Redevelopment Area – Phase I

We have an incredible building in our Park Place Hotel. The "Dome" structure that is somewhat iconic for its longevity was really designed to last only five years; that was in 1965. Not only are the systems incredibly inefficient and wasteful by today's energy standards, but the reality is that this building offers little in the way of modern conveniences that meeting planners expect. There isn't a public address system on the market today that will take the dome effect out of the dome.

The building, because of its shape is not divisible with any real efficiency. Groups on one side of the building can hear conversations 180 degrees across the entire floor as if the person were talking to them. It's created more than one incident when someone sitting at the back of the room had not so nice comments about the bride's dress.

It's become increasingly more difficult for us to compete with other facilities in the market that have modern meeting and convention space simply because of the constraints offered us in a building of this shape. We know we can offer the city of Traverse City a much better venue for their meeting and conference needs than we are currently.

The Pool building is in dire need of replacement. The building itself is water tight but the windows are clouded indicating failed seals, the roof beams are beginning to show significant rust and the pool itself if kept would need to be torn out, the mechanical system and piping replaced in its entirety and a new roof and wall system installed. To our way of thinking it makes more sense to replace the existing building with one replete with modern mechanical, HVAC and air handling systems. The new pool would be roughly one-half the size of the existing building, and will contain state of the art equipment and be considerably more eco-friendly.

LIGHT SANDSTONE



CAST STONE
"BUFF"



DARK SANDSTONE

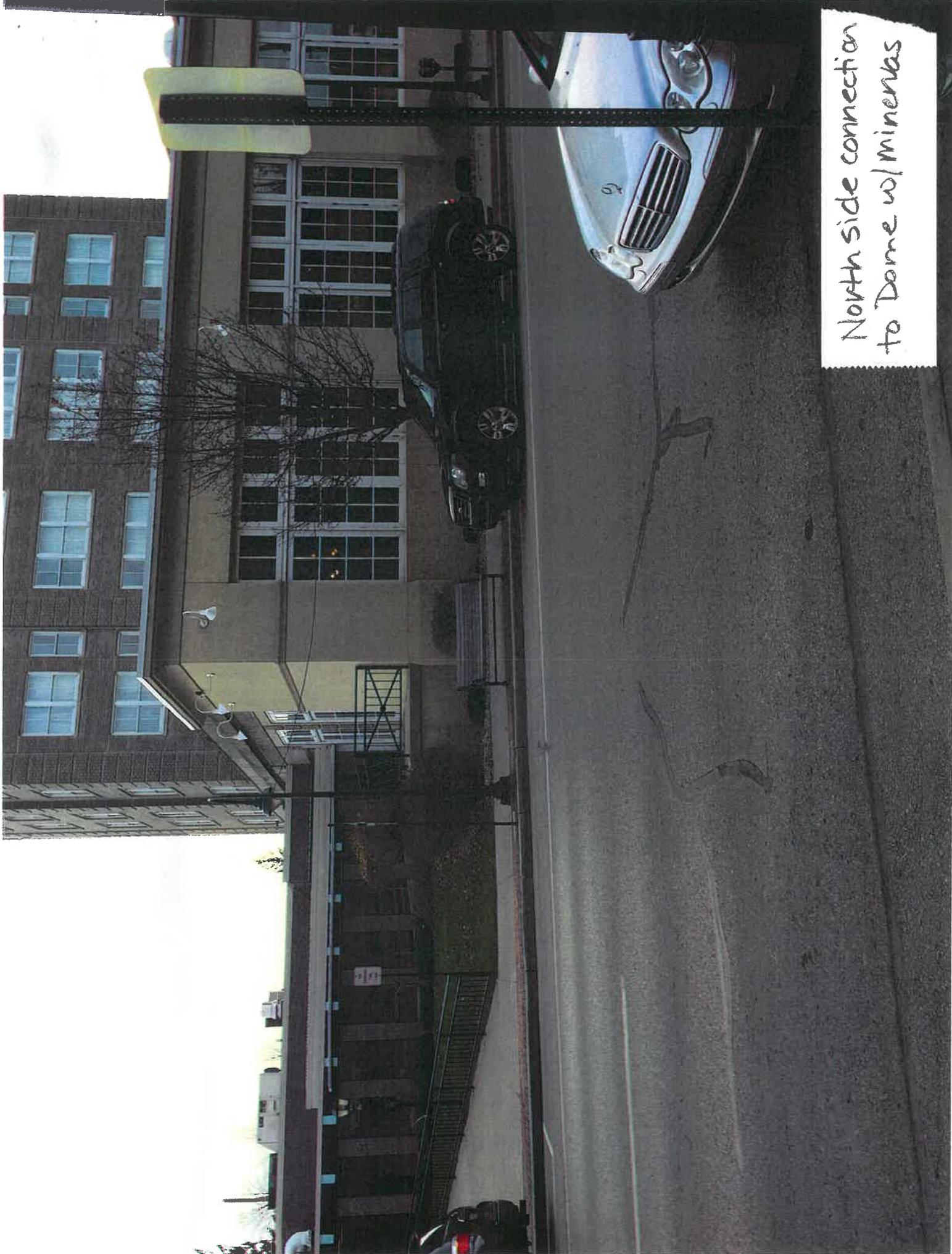


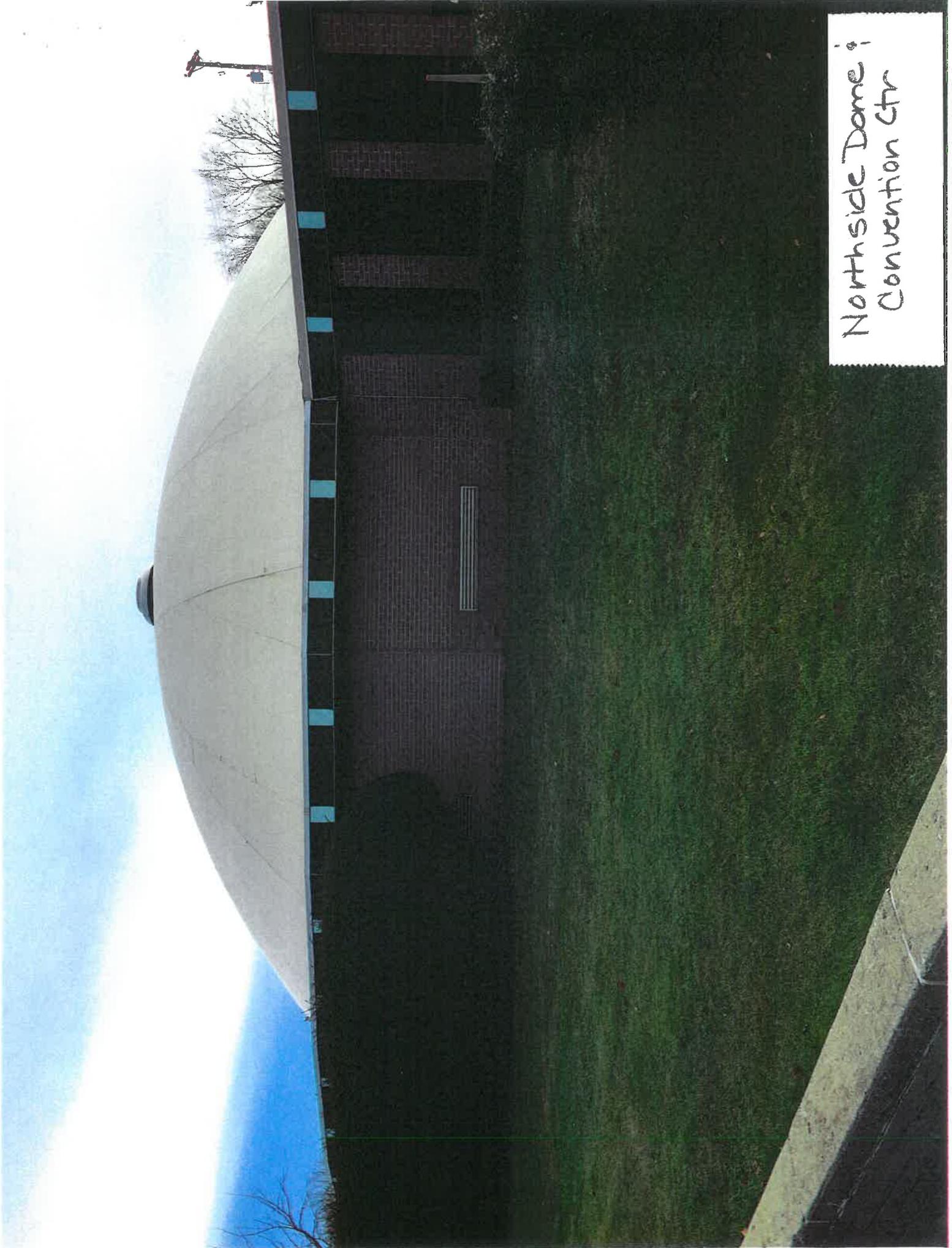
CAST STONE
"SAND STONE"



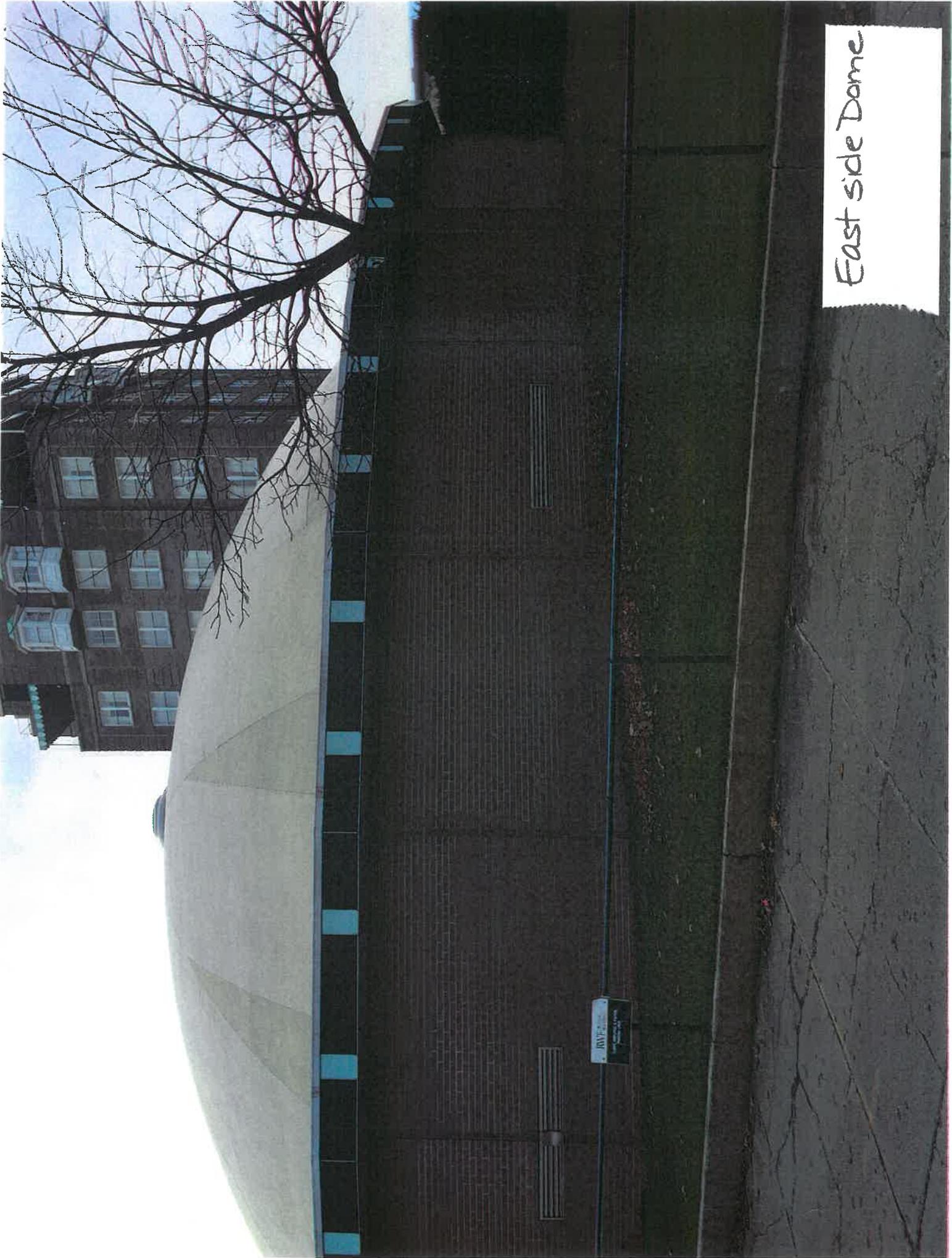
PAPER PLACE BOOK
CONVENTION CENTER
EXTERIOR MATERIALS 12/17/2015

North side connection
to Dome w/ minervas

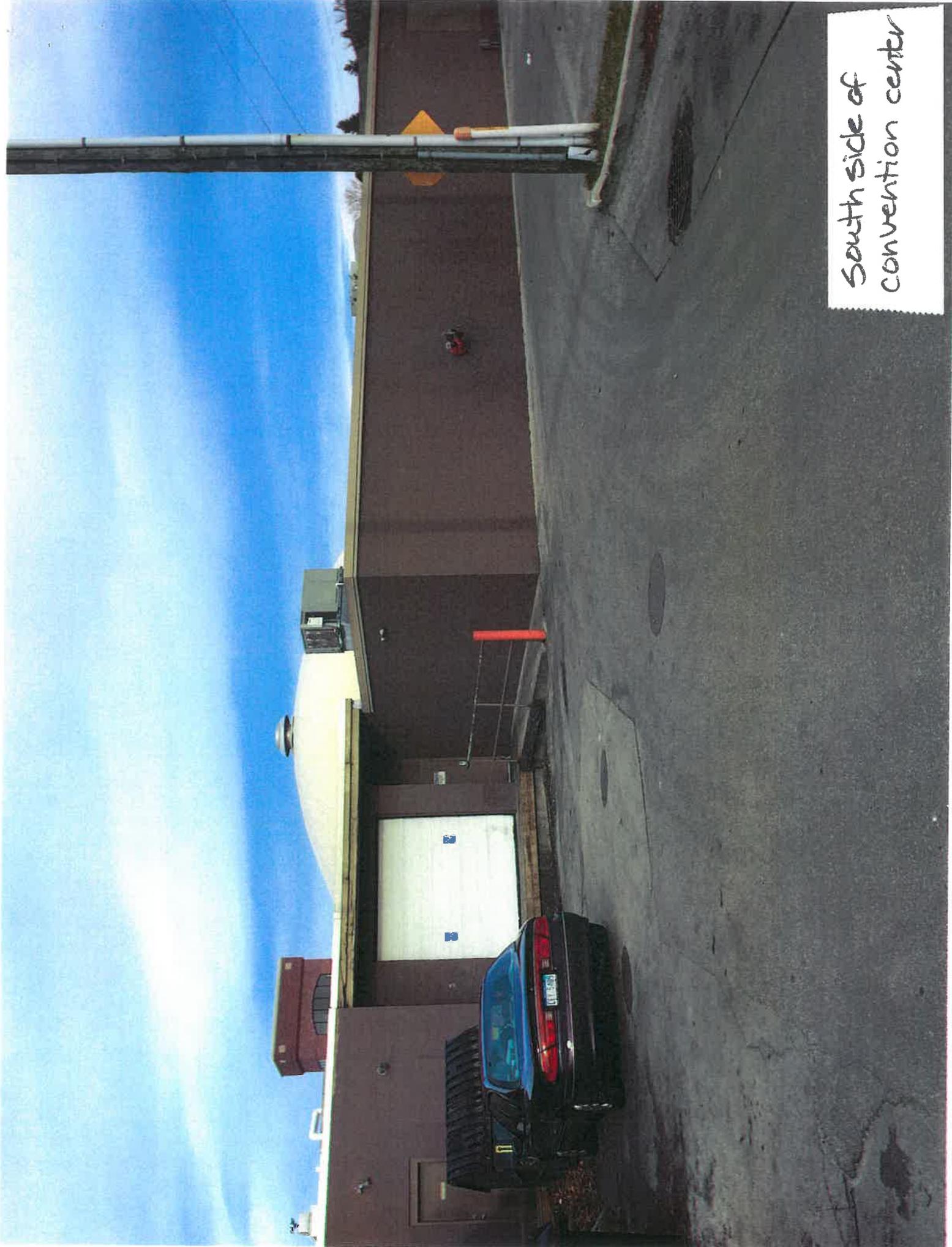




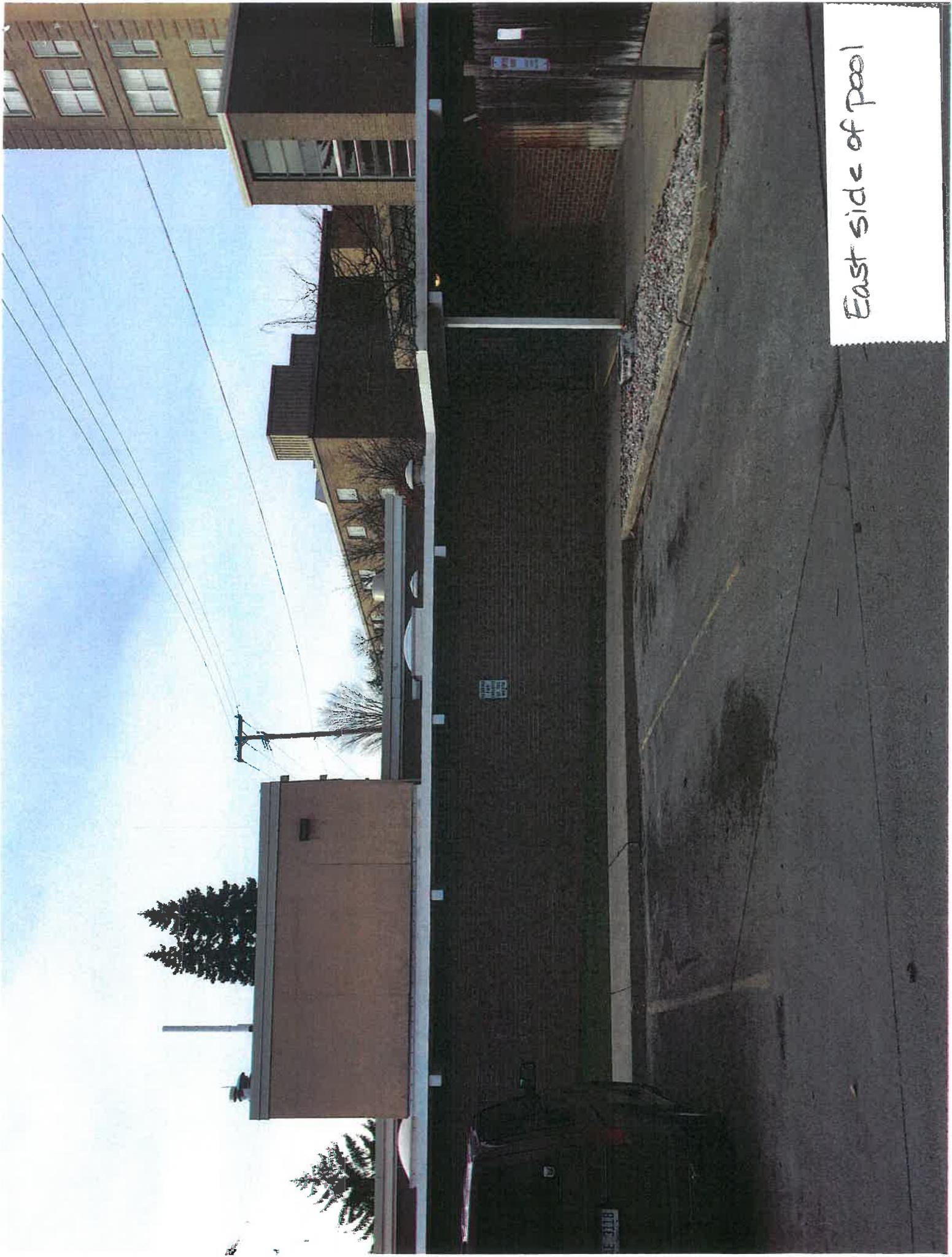
Northside Dome!
Convention Ctr



East side Dome



South side of
convention center

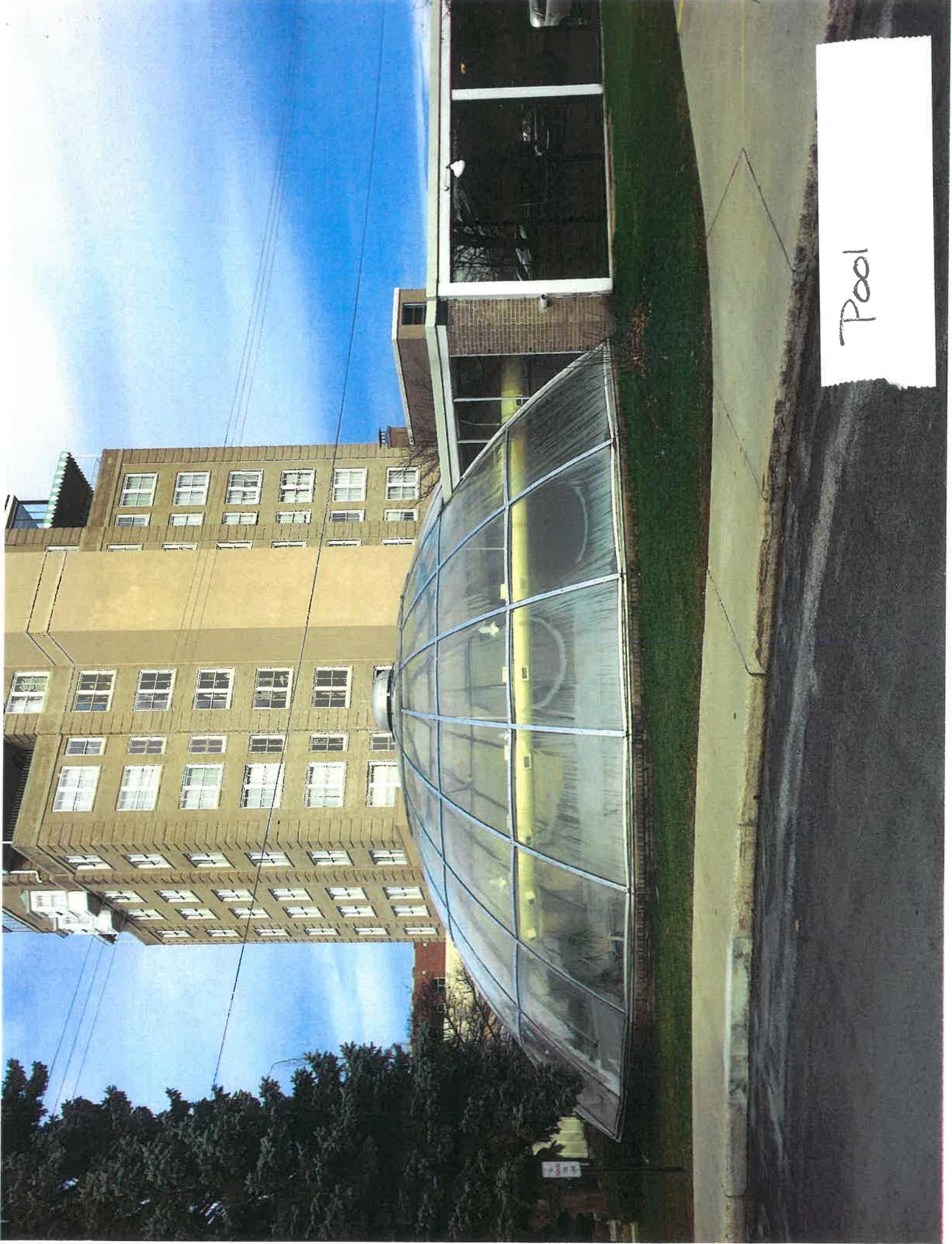


East side of pool

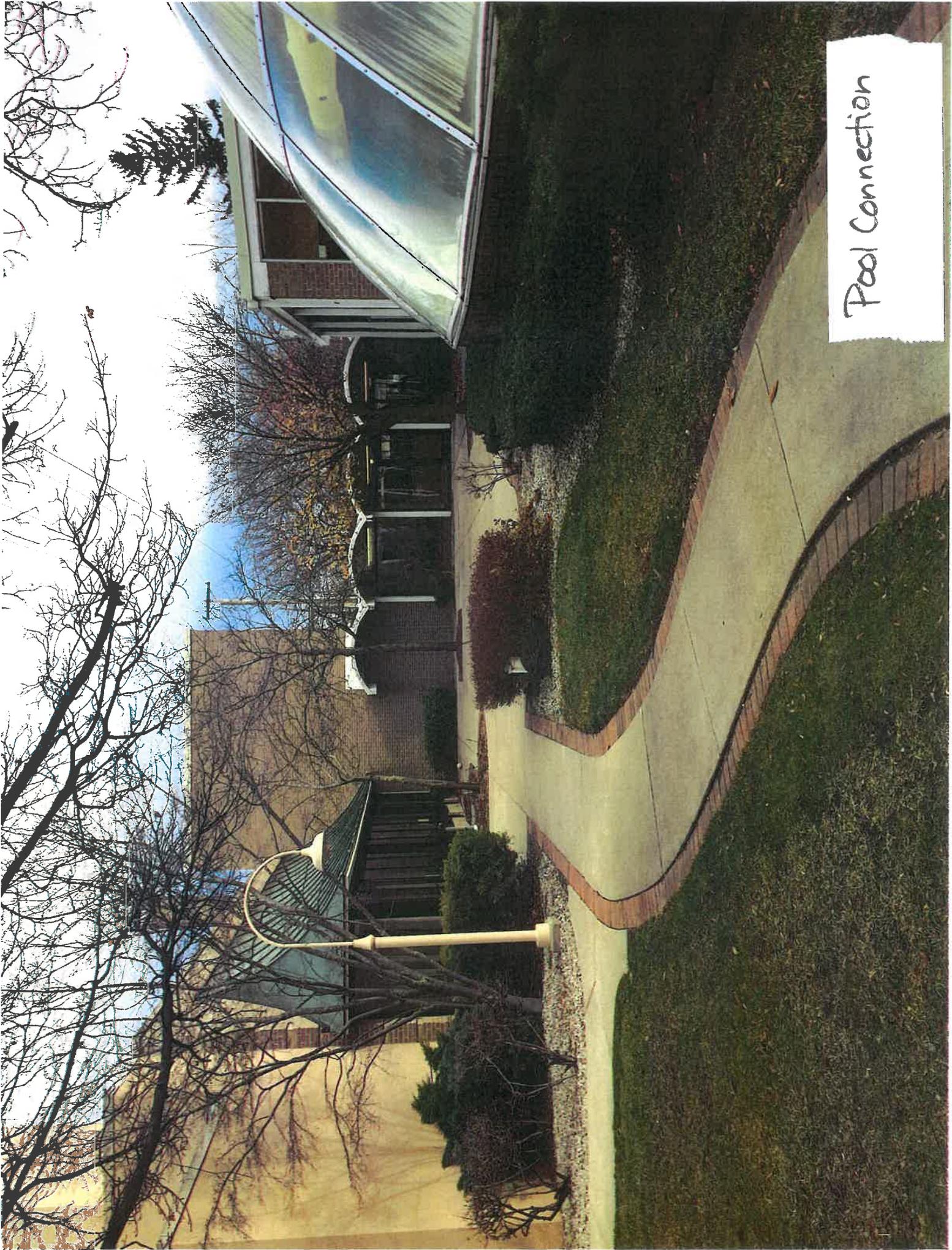


Pool

Pool



Pool Connection



Park Place Redevelopment Area

Park Place
Conference Ctr + Pool
Phase I



135	Max's			X	Reworked, stucco, metal
142	Ameritec Buildings	X	1927	X	Middle building: 30's/40's Old brick, terra cotta panels Other buildings: mainly new and brick
160	Old City Hall	X	1904		30's classic federal, brick, stone accents and trim
202	City Center Plaza	X		X	New brick building in classic, east coast urban colonial design
221	Chianti's Restaurant			X	Reworked (Many times)
223	Wilson-Kester, Attorneys			X	Reworked-modern
225	TVC Enterprises			X	"
227	John Robert Williams Photography			X	"
231	Bank One			X	New Drive up, brick, stucco
222	A House			X	-
232	Covell Funeral Home		1928	X	Reworked house
300	Park Place Hotel	X	1930		Hotel tower structure, brick reworked, wood windows, metal roofs

* Note: Age of buildings as recorded in "Traverse City Record-Eagle" and City Assessor Office records.

A World First in Architecture--The Park Place Dome-- is it doomed?

In honor of all the architects who have built Traverse City, and their buildings that have been demolished in the name of progress.



The city's landmark Park Place Hotel has undergone many changes over its long history. The first major change was the construction of the building we all know today. After standing for more than fifty-five years, the 1873 hotel first known as the Campbell House was replaced in the name of progress. In 1929, R. Floyd Clinch, president of the Hannah & Lay Corporation, hired prominent Chicago architect, Benjamin H. Marshall to design a new, modern 9-story

structure. Since then, the hotel has had several owners, gone through many renovations and has struggled with financial difficulties, yet it has survived. It is once again considering another dramatic change.

Among several controversial development proposals currently being discussed in the city is a new conference center attached to the Park Place Hotel. This development would involve demolishing two mid-century buildings, including the 1965 Park Place Dome. Before this happens, it is important to inform and remind the public of the significance of this building, both architecturally and historically. Some will question whether a mid-century structure could be considered historically significant-- it's only fifty years old. Many may look at the Dome building and think it isn't worth saving because honestly, it may not be the most attractive building in town, but do they know when it was built, it was ground-breaking technology?

By the early 1960s, it was determined that the city needed a convention hall. A couple sites were proposed, but the overwhelming opinion was that it should be located in the downtown area. At first, a city-owned hall was proposed in cooperation with the Park Place Hotel, but the bonds were voted down. That plan changed when the financially strapped hotel was sold In December 1963, to Traverse City native, Eugene Power of Ann Arbor. Under his ownership, It would be re-opened under the name, Park Place Motor Inn. He was determined that the updates he planned would once again draw tourists and conventions to the hotel and stated that "all-out efforts will be made to re-

Project Summary (New Conference Center)

- Remove the over 50 year old ~~existing~~ meeting space
- Construct a NEW modern upscale conference and business meeting center
 - Large room @ 100 SF accommodates 940 people with tables and chairs, 1,150 with just chairs or 1,600 standing.
 - Theatre area approximately 80 to 100 people.
 - Small meeting room approx. 60 people, and,
 - have other meeting rooms of various sizes meeting plan
- Capital Investment: approximately \$2.7 to \$3.5 million

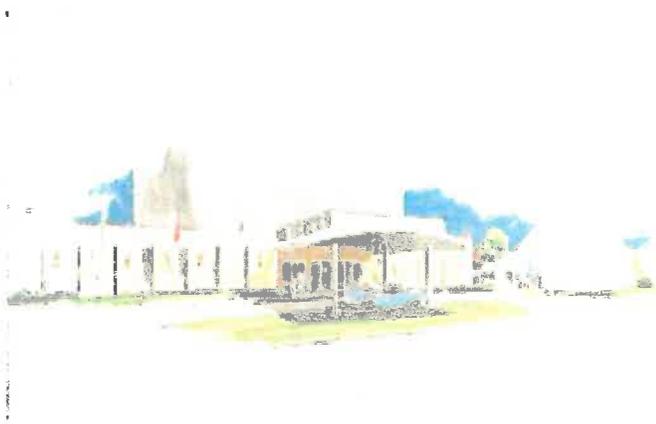


build the convention business.” [TCRE 5 Dec. 1963] But first, the thirty-five-year-old hotel needed to be brought up to date. The expansion proposal was not without controversy. It included the need to close to through traffic, the section of Park St. that ran between State and Washington streets. At first, there was strong opposition and the city commission denied the request. It would mean the few remaining structures on that section of Park St. would become “land-locked” and lose value. It also drew criticism from the representatives of the three churches on Washington st. whose congregations used the street. Eventually, compromises were made which freed up the hotel to



complete their plans. By January 1964, the renovations were finally under way. Power’s goal was to make the inn once again, “a credit to Traverse City.” [TCRE 5 Dec. 1963] He hired local architect Paul Hazelton and the extensive updates were prepared. Hazelton first designed a 100-room motel addition replacing the old Annex building. The raised building allowed for doubling the parking for the hotel. Other improvements included a top floor dining room and cocktail lounge, a

complete redesign of the lobby and a dining room, a bar, coffee shop, room renovations, indoor competition-type swimming pool and eventually a convention hall. The convention center was the last structure to be added. For that, Hazelton conceived an extraordinary design. It complemented the unique dome which covered the swimming pool. It was to be circular in shape and covered by an 80’ dome. When the plan was revealed, an article in the



paper described the new Park Place Dome as “A world “first” in architecture” as the roof of the building was being constructed of a material never used before. Hazelton described it as “a completely new concept in world building history.” He was working with Dow Chemical Company engineer Donald Wright, who developed the lightweight plastic styrofoam that covered the building. Wright came up with the idea and worked on the project in secret for several years before he and Hazelton convinced Eugene Power to give the go-ahead on the experimental project. Hazelton explained that it was the first time a plastic was actually used as a “structural form rather than as a cover supported by some other material.” It took only about 12 hours to place the dome on top of the structure. The architect continued by explaining that “the unique use of plastic has tremendous potential for future building throughout the world. It is “monolithic” in that one material is used, the process is fast, the structure is easy to maintain and repair, and the overall cost can be as little as one third that for conventional

construction.” [TCRE 24 Oct. 1964] The dome weighed only two pounds per cubic foot, compared to concrete which would have weighed 150 pounds per cubic foot.

Even though the dome was experimental at the time, it has withstood fifty years of use. The innovative concepts used in the design are important to our town’s history. At the time, this building was seen as a much needed step forward and was built to improve not only the hotel but the community as well. If we are to lose this unique structure, we at very least, need to remember the significance it had for our city, just one generation ago.

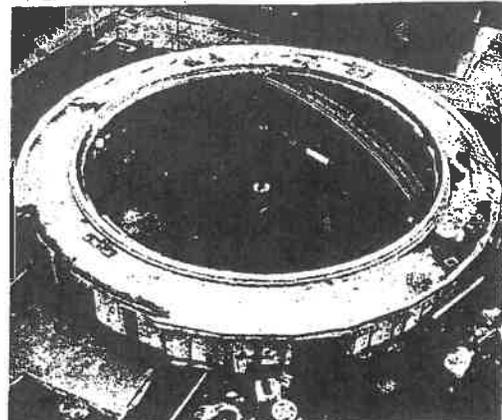


Paul Hazelton is also well known as the architect for the 1965 Chamber of Commerce building which was replaced with a new structure on 2001. His 1957 design of the Oleson’s food store on State St. won an award for Architectural Achievement of Merit from the Western Mich. Chapter of the American Institute of Architects. He also designed



the 1969 airport terminal. It was the first building (and only) in town to have an escalator-- another of Hazelton’s many “firsts” in Traverse City architecture. That building was demolished in 2007 to make way for a new terminal.

You will be able to read more about the architecture of Traverse City in an upcoming book by Julie Schopieray. You can leave this shameless self-promotion out if it’s inappropriate!



CONVENTION HALL RISES—Two camera looks down at the base of the Park Place Motor Inn's new convention building from an upper story of the adjacent main inn building in Traverse City. Today an architectural "first" was being accomplished with

the "spinning" of a 30-foot diameter styrofoam structural dome atop the hall, a task expected to be accomplished in about 12 working hours through the use of a unique new process. (Record Eagle Photo)

Dome 'Spun' at Park Place

Architectural 'First' for Traverse City

A world "first" in architecture was being achieved literally before viewers eyes in Traverse City today as a styrofoam dome 30 feet in diameter was "spun" atop the Park Place Motor Inn's new convention building.

The architect said the process is being used for a public building as a structural form rather than as a cover supported by some other material.

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Barry Moves His Campaign Into Texas

EN ROUTE WITH GOLDWATER (UPI) Republican presidential nominee Barry Goldwater today moved his campaign for the White House into President Johnson's backyard.

Making Johnson's Texas stamping grounds his campaign stamping grounds, Goldwater scheduled a mid-day speech in Austin, Tex., the major city closest to the president's 123rd ranch.

Goldwater also was to speak in Corpus Christi and Wichita Falls before returning to Washington tonight.

The senator's campaign foray in Texas was, in a sense, a campaign visit returned to the president. Johnson moved out of the White House in Phoenix, the senator's hometown, to attend a church service and to a bit of informal Sunday golfing.

Old Sol Is Smiling

If you have some leaf lettuce to do, the weekend appears a good time to get with it.

Predicts Red China H-bomb in Two Years

WASHINGTON (UPI) — Nuclear scientist Ralph E. Lapp believes Red China can begin producing hydrogen bombs in about two years, possibly be coming in time the world's No. 3 nuclear power after the United States and Russia.

Lapp worked in the U. S. atomic weapons program during World War II. For years he has been one of the nation's most articulate students of nuclear affairs.

Both the Atomic Energy Commission and the Defense Department have described the test device detonated by China Oct. 16 as a primitive bomb comparable to those exploded by the United States in 1946.

Defense Secretary Robert S. McNamara has expressed doubt that any airplane possessed by the Chinese Communist could carry bombs as heavy and bulky as the one tested.

Lapp was not comforted by the fact that the bomb used by the United States in World War II was a "crude device." It was 10 feet long and 5 1/2 feet in diameter, and weighed 4 1/2 tons.

But a B29, the first "crude device" compared to modern bombers, managed to deliver it to Nagasaki. This bomb, which actually was considerably more primitive in its triggering than the Chinese device, wiped out Hiroshima.

The feature gifts of many Christmas decorations have included blueberry scones and gold beaded wire — to dress in the rangeland a bit.

4 Hungarians Seek Asylum in the West

TOKYO (UPI) — A second member of the Hungarian Olympic team has defected and asked asylum in the West, it was disclosed today.

The latest defector was identified as Balazs Gabor, 22, a member of the Hungarian Olympic tennis team.

Gabor's defection made four Hungarians in two days who have fled to the West — two Olympic team members and two tourists.

Spokesman for the West German embassy said Gabor was scheduled to leave Tokyo tonight for Frankfurt, Germany, where he will enter a refugee center.

But the spokesman said he eventually will be allowed to go to the United States for asylum.

Gabor's defection was similar to that of a Russian seaman who defected at the onset of the Tokyo Olympics. He was flown to West Germany and later will be granted asylum in the United States.

Yesterday, Astrid Toro, 24, who placed fourth for Hungary in the women's singles canoeing event, became the first athlete from a Communist country to defect during the 1964 Olympic games.

U.S. Transport Plane Shot Down By Viet Reds

Five Yanks Feared Killed in Crash

SAYON, South Viet Nam (UPI) — Communist guerrillas today shot down a U.S. Air Force C130 transport plane loaded with a supply of ammunition. The five Americans and two Vietnamese aboard apparently were killed.

A U. S. military spokesman said the plane was downed while on a resupply mission to the Bu Trang special forces camp in Quang Duc province, 100 miles northeast of Saigon.

He added that rescue craft flying over the wreckage "reported seeing the aircraft burning and ammunition aboard exploding."

The massive twin-engine "Provier" transport was one of two U. S. Air Force planes on the Tan Son Nhut airport near Saigon.

The spokesman said both planes came under fire, but that the second plane returned safely to Tan Son Nhut airport near Saigon.

The spokesman added that those aboard the crashed plane were three crew members from the U. S. Army special forces, and two Vietnamese believed to be military men.

Meanwhile, the hunt continues for a missing U. S. Army special forces officer who was captured during a last week's burst and was last seen being taken toward Cambodia by his captors.

The officer was identified by an American military spokesman as Capt. Herman Y. Towery, whose wife lives in Georgetown, S. C.

The South Viet Nam foreign ministry formally charged today the U. S. Air Force with the downing of the plane.

The Vietnamese government demanded that neighboring Cambodia return Towery immediately.

Capital Pays Last Tribute to Hoover

WASHINGTON (UPI) — The nation's capital paid its last tribute today to former President Herbert Hoover, who weathered the storm of a presidential election as a man of peace.

The flag-draped coffin containing the body of the late chief executive lay in state in the capital rotunda, where it will be to remain on public view until Monday.

"Tomorrow it will be flown to Cedar Rapids, Iowa, for final services. Burial will be in Hoover's hometown of West Branch, Iowa.

President Johnson led the host of government officials and dignitaries to a resting place for wreaths at the state site of Abraham Lincoln.

About 35,000 persons passed through the crowds to pay their last respects when it was closed for the night at 9. Police said they expected the crowds to be heavier today.

UAW Locals Balloting on GM Contract

DETROIT (UPI) — The United Auto Workers' 128 locals at General Motors plants around the country are scheduled to vote today on the ratification of a new contract with the auto giant.

The UAW President, Walter Reuther, predicted the rank-and-file would vote the ratification overwhelmingly and return to work Monday or the earliest possible date thereafter.

Finalization by a majority of the locals is required to end the strike.

The 24-member council yesterday overwhelmingly recommended ratification of the contract which Reuther said represented the "greatest progress ever made in the history of the union — and, believe it or not, the best."

He called it more than an economic coup, a victory for "human dignity."

The bulk of the locals will vote tomorrow, but some were expected to vote today.

The UAW has more than 360,000 workers at 130 GM plants around the nation. A total of 250,000 workers at 40 plants have been on strike since Sept. 16.

Ninety-seven of the locals already have agreed on plant-level contracts, and they would be prepared to return to work immediately upon ratification of the national settlement.

All local memberships also are expected to vote on local contracts. Strikes will continue, with full union sanction, at those plants that cannot agree on local pacts.

Chest Total Now \$44,215

Grand Traverse County United Community Chest funds today have reached \$44,215, an increase of \$7 per cent of the 1964 drive goal of \$75,250, the organization reported today.

A spokesman said the campaign has received a fine boost from Traverse City State Hospital employees, who so far have made contributions 41 per cent higher than last year's total, with more pledges probable.

Checks will be used to support approved agencies, activities, and charities during 1965.

Where You'll Find: Weather, Page 2; Radio Program, Page 2; Society, Page 5; Theatre Calendar, Page 5; Calendar of Events, Page 5; Comics, Page 8; Sports, Page 11; Sports, Page 12-13

Today's Chuckle

Most people don't care how much they pay for something, as long as it's not all at once.

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Fluctuating Market

MARACAO, Venezuela (UPI) — No commodity is too trifling to interest a market for the first time in a year.

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Spy Trial is Slowed

NEWARK, N.J. (UPI) — The content of top U. S. defense secrets in open court forced a delay in the espionage trial of an American engineer and a Russian spy.

If accused when Eugene Bressan, a supervisor at the Brunswick, N. J., electronics firm for which John G. Walker worked, was indicted in a Strategic Air Command alert system.

U.S. Transport Plane Shot Down By Viet Reds

Five Yanks Feared Killed in Crash

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He added that rescue craft flying over the wreckage "reported seeing the aircraft burning and ammunition aboard exploding."

The massive twin-engine "Provier" transport was one of two U. S. Air Force planes on the Tan Son Nhut airport near Saigon.

The spokesman said both planes came under fire, but that the second plane returned safely to Tan Son Nhut airport near Saigon.

The spokesman added that those aboard the crashed plane were three crew members from the U. S. Army special forces, and two Vietnamese believed to be military men.

Meanwhile, the hunt continues for a missing U. S. Army special forces officer who was captured during a last week's burst and was last seen being taken toward Cambodia by his captors.

The officer was identified by an American military spokesman as Capt. Herman Y. Towery, whose wife lives in Georgetown, S. C.

The South Viet Nam foreign ministry formally charged today the U. S. Air Force with the downing of the plane.

The Vietnamese government demanded that neighboring Cambodia return Towery immediately.

Capital Pays Last Tribute to Hoover

WASHINGTON (UPI) — The nation's capital paid its last tribute today to former President Herbert Hoover, who weathered the storm of a presidential election as a man of peace.

The flag-draped coffin containing the body of the late chief executive lay in state in the capital rotunda, where it will be to remain on public view until Monday.

"Tomorrow it will be flown to Cedar Rapids, Iowa, for final services. Burial will be in Hoover's hometown of West Branch, Iowa.

President Johnson led the host of government officials and dignitaries to a resting place for wreaths at the state site of Abraham Lincoln.

About 35,000 persons passed through the crowds to pay their last respects when it was closed for the night at 9. Police said they expected the crowds to be heavier today.

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Where You'll Find: Weather, Page 2; Radio Program, Page 2; Society, Page 5; Theatre Calendar, Page 5; Calendar of Events, Page 5; Comics, Page 8; Sports, Page 11; Sports, Page 12-13

Today's Chuckle

U.S. Transport Plane Shot Down By Viet Reds

Five Yanks Feared Killed in Crash

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A U. S. military spokesman said the plane was downed while on a resupply mission to the Bu Trang special forces camp in Quang Duc province, 100 miles northeast of Saigon.

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The spokesman added that those aboard the crashed plane were three crew members from the U. S. Army special forces, and two Vietnamese believed to be military men.

Meanwhile, the hunt continues for a missing U. S. Army special forces officer who was captured during a last week's burst and was last seen being taken toward Cambodia by his captors.

The officer was identified by an American military spokesman as Capt. Herman Y. Towery, whose wife lives in Georgetown, S. C.

The South Viet Nam foreign ministry formally charged today the U. S. Air Force with the downing of the plane.

The Vietnamese government demanded that neighboring Cambodia return Towery immediately.

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Spiral Generation

The Dow Chemical Company in Midland patented Styrofoam in 1944 as an electrical insulator. After World War II, Styrofoam was used in commercial applications, most notably as insulation in housing construction. In the 1960s, in an attempt to find new methods for low cost housing construction for third world countries, Dow began experimenting with methods of extruding Styrofoam in narrow panels. They designed a machine that extruded the Styrofoam in a continuously rising spiral and the panels were welded together by heat. The first prototype structure was constructed in Ann Arbor as a clubhouse for a golf course. It was followed shortly thereafter by a convention facility in Traverse City, a planetarium at the University of Toledo and a clinic in Lafayette, IN.

Articles

Donald R Wright: He Just Had a Creative Mind, Traverse City Eagle, September 19, 2012

http://www.record-eagle.com/archives/donald-r-wright-he-just-had-such-a-creative-mind/article_a060258a-5297-5f4b-b90d-16c430c1cc6c.html

Traverse City Eagle Articles

April 20, 1967

May 1, 1965, p. 18

October 24, 1964 front page

Research Resources

Thin Shell Construction by EE Ziegler, Manager Fabricated Products Group Down

<http://books.google.com/books?id=wUQrAAAAAYAAJ&pg=PA48&lpq=PA48&dq=STYROFOAM+DOMES+dow+chemical&source=bl&ots=RLMKbxZKwG&sig=i4O1XzxD9rvpPI5sDID9iMY-IMI&hl=en&sa=X&ei=RTdHUYanFsv6rAGsx4CYBQ&ved=0CDIQ6AEwATgU#v=onepage&q=STYROFOAM%20DOMES%20dow%20chemical&f=false>

Hubert Smith and Donald R Wright of the Dow Chemical Company applied for a patent in 1965 "Apparatus for making walled structures of plastic foam." It was granted in 1969. <http://www.google.com/patents/US3443276>

SPIRAL GENERATION, DOW CHEMICAL COMPANY, 1960s

To Date, the following Spiral Generation structures have been identified in Michigan:



Robert Schwartz House, Midland

Listed on the National Register of Historic Places in 2013

<http://www.nps.gov/nr/feature/places/pdfs/13000799.pdf>



Park Place Conference Center, Traverse City



Roeper School, Bloomfield Hills-Birmingham



Donald R. Wright Cottage on Lake Ann

Taken From the article House Hunting in Midland: Dome house made of Styrofoam

Kevin Pryor, Daily News, November 5, 2010

H:\MODERN\LOCATION\MIDLAND\House Hunting in Midland Dome house made of Styrofoam.mht

The shell of the house is made of foam — Styrofoam, manufactured by The Dow Chemical Co., which furnished the foam in exchange for cost information from Mr. Schwartz, who already had considered the concept of a hemispherical abode. At the prompting of his college mentor, R. Buckminster Fuller, Schwartz pursued the idea and Dow agreed to the experimentation. Schwartz was one of a handful of students Fuller was using to design geodesic domes for U.S. Marines Corps housing. In this case, the domes were made of cardboard and airlifted by helicopters.

Dow had developed a "spiral generation" machine that allowed for "spinning" a dome from Styrofoam. The machine rotated long pieces of four-inch thick Styrofoam in a circular manner that eventually became a dome. The foam was bound together with intense heat. A layer of concrete averaging two inches thick was sprayed on the dome using the Gunitite method. The exterior was finished with a coat of Dow acrylic paint and a coat of Dow Corning Corp. sealant. It took only 14 hours to spin the West Sugnet dome in 1964. Schwartz and his father worked on the interior of the house after the initial construction and the Schwartz family eventually moved into the home in 1987.

The dome is 58 feet around and 28 feet tall. It features 3,400 square feet of living area. There are three large arched window walls that were cut into the dome giving the home an abundance of natural light and an incredible view of the wooded one-acre lot complete with a creek winding through the property. As you approach the home from West Sugnet, you first notice the large curved window wall and entrance to the home. A block wall divides the entrance and shields the carport in the rear from the guest parking area in the front.



Construction photo showing Spiral Generation



Memorandum

From the Office of the Fire Marshal

The City of Traverse City
Fire Department



Station 01, 500 West Front Street, Traverse City MI 49684

(231) 922-4930 Ext. 3

TO: Dave Weston, Zoning Administrator

CC: Chief Jim Tuller

FROM: Captain Mike Sheets, Fire Marshal

MS

DATE: January 13, 2016

SUBJECT: PARK PLACE HOTEL DOME

As we had discussed earlier this week, I have some concerns in regard to the Dome portion of the Park Place Hotel. The Dome serves as the event center for the Park Place Hotel, and handles many convention functions.

As such, the occupant load for the Dome is much larger than for any other specific section of the Park Place Hotel. Historically, many of the highest loss-of-life fire events in the United States have occurred in places of public assembly, as in the Park Place Dome. I have performed a historical research of the records for the Park Place Dome, 300 East State Street, and had discussion with current and previous staff of the City of Traverse City Fire Department. I am relaying my findings, which I am including below.

First, the Dome portion for the complex is not fully equipped with automatic fire sprinklers. Prior to the events of September 11, 2001, there had never been a multiple fatality fire within a fully sprinklered structure. Automatic fire sprinklers serve as the first line of defense against fires in structures. The fact that there is not automatic fire sprinklers in the Dome means that it is far more susceptible to fires becoming larger and more dangerous. The reasons given for not equipping this area with sprinklers were the extreme cost of, and difficulty that would be encountered, and possibly the inability, to install due to the construction of the dome.

Second, the fact that this portion of the complex is not fully equipped with automatic fire sprinklers, limits the amount of persons that can occupy this area. The Michigan Building Code, and the City of Traverse City Fire Prevention Ordinance allow far less occupants within structures not fully equipped with an automatic fire sprinkler system.

Third, the fact that this section of the building is not equipped with automatic fire sprinklers means that the Park Place Hotel cannot be considered a fully sprinklered structure. The general public may incorrectly assume the Dome is protected with automatic fire sprinklers, giving them a false sense of security in an emergency.

Fourth, the materials used in the construction of the dome are not thoroughly known. The materials used in insulating the dome structure may contain materials that would more rapidly propagate flame spread. Even if equipped with automatic fire sprinklers, the area above the sprinklers, the area containing the material in question, would not be fully protected.

Fifth, from a firefighting stand-point, if a fire were to occur within the Dome, we could not employ conventional firefighting techniques, and therefore could increase the amount of damage to the Park Place Hotel.

In my professional opinion, and the opinion of many of my predecessors, replacement of the Dome at the Park Place Hotel would greatly increase the level of life safety within the entire complex. We feel the improved life safety would outweigh the perceived historical value of retaining this structure.

I would gladly like to discuss options for this building with you at your next convenience. Please contact me at my office.

ms

Historic District Commission

Dear Commissioners,

I am disappointed with your decision to table a demolition permit for the Park Place Dome at your last meeting. Although the building is over 50 years old and able to be called "historic," it is not "historic" in terms of having an historic presence in Traverse City.

What is historic is the character of the Park Place Hotel and its viability for the Downtown District. The Dome is not functional as a meeting place, convention center or event venue. The acoustics, heating/cooling are of the 1960's vintage when it was constructed. It does not meet the requirements of modern day facilities. A demolition permit would allow the Park Place to continue its centerpiece presence in the downtown as a major destination place for visitors and residents.

Please take this off the table and get on with the future - bright with a rejuvenation of the Park Place as a conference location. It is historical only because of age, not for history or architectural prominence.

Carol Hale *Carol Hale*
240 Washington #12
Traverse City, MI 49684

David Weston
Zoning Administrator
City of Traverse City
400 Boardman Avenue
Traverse City, Michigan 49684

Proposed Convention Center
Traverse City, Michigan

Dear Mr. Weston:

As an interested citizen of this area, and as a retired architect, I read the story in the Record Eagle with great interest, regarding the potential for historic designation of the Dome at the Park Place.

First, if the idea is based on the significance of the structural system for the dome, it, to my knowledge was never used again, likely for some very logical limitations.

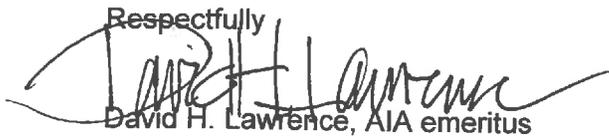
Second, domes are notoriously difficult architectural spaces, and I was always amazed that the building was used for performances. I also had to do a layout for an Artcenter Traverse City event, and came up against the difficulties in putting square pegs in that round hole. I assume that Park Place faces that continuously.

Third, I have been a proponent of adding activity to State Street, as it seems to be an afterthought to most. Not only is the proposed convention center seriously needed but the activity level would be a boon to the community, and should increase interest and business opportunity all along State.

Finally, the dome itself, is incompatible with the real historical facility, the Park Place. The space around the dome is itself unattractive and unusable.

As an architect, I am sensitive to the preservation of truly historical facilities, when they are truly historical, can be supported with business purpose and can meet the functional needs of some organization. My sense is the dome does none of those.

Respectfully

A handwritten signature in black ink, appearing to read "David H. Lawrence". The signature is fluid and cursive, with a large initial "D" and "L".

David H. Lawrence, AIA emeritus
4923 Black Bear Drive
Traverse City, Michigan 49685

01-21-16

To: TC Commissioners
Historic Districts Commission
Fr: Jan Chapman
City Resident

In regards to the Park Place Dome I know there are many factors to consider but one major reason to rebuild would be to allow the PP to become competitive, once again, in the convention business. Let's not put a stranglehold on the PP to be competitive in a very competitive market. Here is a list of considerations:

- Economy
- Lost business
- Jobs
- Public Safety
- Employee Safety
- Fire Safety
- Technology
- Lighting Quality
- Environmental Concerns
- Energy Efficiency
- Air Quality
- Acoustics

The Park Place Dome was built for a purpose that no longer exists in current structure. Buildings on the National Register are generally 50 years old and are associated with historic people or events; significant for their architecture, craftsmanship, or design; or as with an archeological site, of value for historical research.

If I remember correctly growing up in TC the Dome was intended to be a temporary structure, the dome is architecturally not compatible with original hotel. It was a new type of construction that never took off. Please interview PP staff about the unsafe and outdated working conditions and convention sales regarding all the business they have lost and continue to lose.

Thanks for your consideration and discussion. Jan Chapman



Dave Weston <dweston@traversecitymi.gov>

Fwd: Park Place Redevelopment Area - State Scoping Visit

5 messages

Jean Derenzy <jderenzy@grandtraverse.org>
To: Dave Weston <dweston@traversecitymi.gov>

Tue, Jan 5, 2016 at 4:49 PM

You will see her email below.

Jean Derenzy, Deputy Director
Grand Traverse County Planning & Development
400 Boardman Avenue,
Traverse City, MI 49684
Phone: 231-922-4513
Cell: 231-342-7849
Fax: 231-922-4636

www.grandtraverse.org/planning

----- Forwarded message -----

From: **Flores, Jessica (MSHDA)** <FloresJ3@michigan.gov>
Date: Fri, Jun 19, 2015 at 10:17 AM
Subject: RE: Park Place Redevelopment Area - State Scoping Visit
To: Jean Derenzy <jderenzy@grandtraverse.org>

Hi Jean,

I've reviewed the project in the past months and found no historic properties to be effected by the project.

Is there anything additional you need at this time? I'm happy to help.

Thanks!

Jessica

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Jean Derenzy [mailto:jderenzy@grandtraverse.org]
Sent: Thursday, June 18, 2015 3:37 PM
To: Flores, Jessica (MSHDA)
Subject: Re: Park Place Redevelopment Area - State Scoping Visit

Hi Jessica;

I am following up with you on the Park Place project and the process, if needed for SHPO involvement. I'm not sure if you still have your notes or the presentation but wondering if you could help me out with this component.

Jean Derenzy, Deputy Director

Grand Traverse County Planning & Development

400 Boardman Avenue,

Traverse City, MI 49684

Phone: 231-922-4513

Cell: 231-342-7849

Fax: 231-922-4636



www.grandtraverse.org/planning

On Wed, Mar 11, 2015 at 10:52 AM, Flores, Jessica (MSHDA) <FloresJ3@michigan.gov> wrote:
Thank you, Jean. I'll be on the call Friday. Please confirm the time of the call with me. Thanks!!

Jessica Flores, MSHP, LEED Green Associate®
State Historic Preservation Office
Michigan Housing Development Authority
702 W. Kalamazoo Street
P.O. Box 30740
Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Jean Derenzy [<mailto:jderenzy@grandtraverse.org>]
Sent: Tuesday, March 10, 2015 5:07 PM
To: Flores, Jessica (MSHDA)
Subject: Fwd: Park Place Redevelopment Area - State Scoping Visit

Jessica;

Please see the attached go-to-meeting. If you have any questions give me a call. The call in number and access code are also part of the email.

Jean Derenzy, Deputy Director

Grand Traverse County Planning & Development

400 Boardman Avenue,

Traverse City, MI 49684

Phone: 231-922-4513

Cell: 231-342-7849

Fax: 231-922-4636

www.grandtraverse.org/planning**Park Place Redevelopment Area - State Scoping Visit**

Fri, Mar 13, 12:00 PM Eastern Daylight Time

- Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/394386357>

- You can also dial in using your phone.

United States (Long distance): +1 (571) 317-3131

Access Code: 394-386-357More phone numbers: <https://global.gotomeeting.com/394386357/numbersdisplay.html>

To: "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

It was an e-mail to Jean Derenzy. See below.

----- Forwarded message -----

From: **Jean Derenzy** <jderenzy@grandtraverse.org>

Date: Tue, Jan 5, 2016 at 4:49 PM

Subject: Fwd: Park Place Redevelopment Area - State Scoping Visit

[Quoted text hidden]

—
David M. Weston

Planning and Zoning Administrator

City of Traverse City

400 Boardman Ave

Traverse City MI 49684

231-922-4464

dweston@traversecitymi.gov

Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>

Fri, Jan 8, 2016 at 2:34 PM

To: Dave Weston <dweston@traversecitymi.gov>

OK. That's not an official response. What was sent to our office? I don't believe anything officially was. That was my initial response just having heard some preliminary conversation of the project.

Do you know if anything was officially submitted on behalf of the city or county?

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Dave Weston [mailto:dweston@traversecitymi.gov]
Sent: Friday, January 08, 2016 2:19 PM
To: Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>

[Quoted text hidden]

[Quoted text hidden]

Dave Weston <dweston@traversecitymi.gov>
To: "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

Fri, Jan 8, 2016 at 2:37 PM

I believe that was all that was said from you.

[Quoted text hidden]

Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>
To: Dave Weston <dweston@traversecitymi.gov>

Fri, Jan 8, 2016 at 2:41 PM

Just left you a voicemail message😊

Let's chat. Sounds like I provided some insight on the limited information that was given to me over a conference call and it's not an official response from our office. In order to have a formal response, a Section 106 Application must have been submitted to our office for review.

Please confirm if this has been submitted.

Also, I'm in the office until 3:30 today and chat if you'd like.

Thanks!

Jessica

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240



Dave Weston <dweston@traversecitymi.gov>

Park Place Spiral Generation Convention Center

Arnold, Amy (MSHDA) <ARNOLDA@michigan.gov>

Thu, Dec 17, 2015 at 2:14 PM

To: "dweston@traversecitymi.gov" <dweston@traversecitymi.gov>

Spiral regeneration domes are a unique part of Michigan's modern history. We encourage the preservation of these resources. Attached is some background information on spiral generation buildings.

Here is the link to the Michigan Historical Center Marker Program. http://www.michigan.gov/mhc/0,4726,7-282-65121_62907-54139--,00.html

The marker legislation link is on that website. PA 488 of 2002 states in Section 399.160

(2) When making alterations to the exterior of a historic resource which has been commemorated by an official Michigan historical marker, the owner or other person in possession of the historic resource shall follow the United States secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C.F.R. part 67, when developing plans for and performing work on this historic resource. The owner or other person in possession of the historic resource may ask the center to review work plans prior to commencement of work.

(3) The center may withdraw a marker designation and may request the return of or may repossess an official Michigan historical marker from a historic resource or site if the center determines that the historic resource or site has lost its historic significance or integrity.

(4) If the center withdraws a marker designation, the person or agency in possession of the historic resource or site shall immediately return the marker to the center.

Amy L. Arnold

Preservation Planner

State Historic Preservation Office

702 W. Kalamazoo

Lansing, MI 48910

517-335-2729

arnolda@michigan.gov